



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 11, 2005 REPORT NO. HO 05-086

ATTENTION: Hearing Officer

SUBJECT: PINE NEEDLES DRIVE RESIDENCE - PTS No. 50515

LOCATION: 13772 Pine Needle Drive

APPLICANT: The San Elijo Group, LLC.

SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 45309 and Variance No. 10379 to allow for construction of a 7,350 square foot residence?

Staff Recommendation -

1. APPROVE Coastal Development Permit No. 45309 and Variance No. 10379.

Community Planning Group Recommendation –The Torrey Pines Community Planning Board, on January 13, 2005, voted 11-0-0 to recommend approval of the proposed project with conditions. The conditions are described in detail later in this report.

Environmental Review –This project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303.

BACKGROUND

The proposed construction of a single family residence constitutes, by definition, development, which pursuant to the Land Development Code Section 126.0702 requires a Coastal Development Permit within the coastal zone. The project is located at 13772 Pine Needle Drive in the RS-1-6 Zone within the Torrey Pines Community Plan, Coastal Overlay Zone (non-appealable) and Coastal Height Limitation Overlay Zone (Attachment 1).

The Torrey Pines Community Plan designates this site for Low Residential development ranging from five to nine dwelling units per acre (Attachment 2).

Existing Conditions

The 7,350 square foot site is currently unimproved and is surrounded by existing residential development. The project is infill development as the majority of the neighborhood is developed with single family residences (Attachment 3).

DISCUSSION

Project Description

The proposed project is to construct a 4,180 square foot, two story single family residence over a 610 square foot basement and a 750 square foot garage, on a vacant 7,350 square foot lot. The allowed Floor Area Ratio for the project site is 0.57 and the project is maximizing the potential of the site by development to the allowable 0.57(Attachment 4). The upper level would be 1,970 square feet, the middle level would be 2, 210 and the basement would be 610 square feet. The project will construct two retaining walls with a total length of 240 lineal feet and a maximum height of 9.5 feet (Attachment 5).

The applicants are requesting a variance to allow a pedestrian walkway to encroach into the required front yard set back. The proposed walkway would originate from the single family residence to the sidewalk on Pine Needles Drive. The pedestrian bridge is not allowed within the front yard setback and requires a variance be approved. Several other projects in the immediate vicinity of the project site have been approved with pedestrian walkways encroaching into the public right-of-way. Staff has determined the variance should be granted. (Attachment 6)

Grading

The project will grade ninety two percent of the site. The amount of excavation will be 945 cubic yards and the amount embankment will be 195 cubic yard with an export of 750 cubic yards (Attachment 7).

Community Planning Group Recommendations

On January 13, 2005 the Torrey Pines Community Planning Board voted eleven in favor, zero opposed, and zero abstentions to approve the project with the following conditions (Attachment 8). The Board's conditions are provided in the underlined text below. Staff's response on each issue follows in regular text.

1. Measures put in place to minimize surface runoff to alley, (a) Minimize use of impervious paving surfaces, (b) Eliminate hardscape on the north side of driveway, and make planting area.

With respect to part (a) the Engineering section of the Development Services Department has reviewed the project. Staff has provided a condition to incorporate Best Management Practices

as necessary to comply with all grading and runoff regulations. With respect to part (b) the applicants have incorporated this recommendation in the design of their project.

2. Insure that FAR and Height limits and Lot coverage criteria comply with adopted regulations.

All issues identified as a result of staff's review of the project have been resolved in a manner to achieve consistency with the regulations and policies of the City of San Diego. The project as currently proposed, with the exception of the requested pedestrian walkway, complies with all applicable regulations of the Land Development Code and policies of the City of San Diego including height and FAR requirements.

3. Earth tones shall be used.

The applicants have agreed with this recommendation and will integrate this request as part of the development.

4. Support variance approval for pedestrian bridge.

The applicants have applied for a variance to allow the construction of a pedestrian bridge within the required fifteen foot front yard setback.

CONCLUSION

The proposed project is consistent with the Torrey Pines Community Plan. All issues identified as a result of staff's review of the project have been resolved in a manner to achieve consistency with the regulations and policies of the City of San Diego. The project as currently proposed complies with all applicable regulations of the Land Development Code and policies of the City of San Diego. Staff recommends approval of the Pine Needles Residence project. Draft conditions of approval have been prepared for the project (Attachment 9). Findings required to approve the project are included in the draft resolution.

ALTERNATIVE

1. Approve Coastal Development Permit No. 45309 and Variance No. 10379, with modifications.
2. Deny Coastal Development Permit No. 45309 and Variance No. 10379, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Derrick Johnson, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Resolution with Findings
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Draft Permit with Conditions
10. Ownership Disclosure Statement
11. Project Chronology